

Comprehensive Plan Update

Why Update?

 RCW 36.70a – Growth Management Act Requirement

RCW 36.70a.130(3) – Prior to June 30,
 2015 and every 8 years

Cities Change – Plan should be reassessed

Considerations

- Approaching SF residential build out.
- Undeveloped Commercial Areas
 - Brandt Property, Hayes Pit, Legacy Site, Central
 Commerce Area
- Housing
 - PSRC projections and assumptions are sufficient through 2031.
 - Very Limited Multi-Family

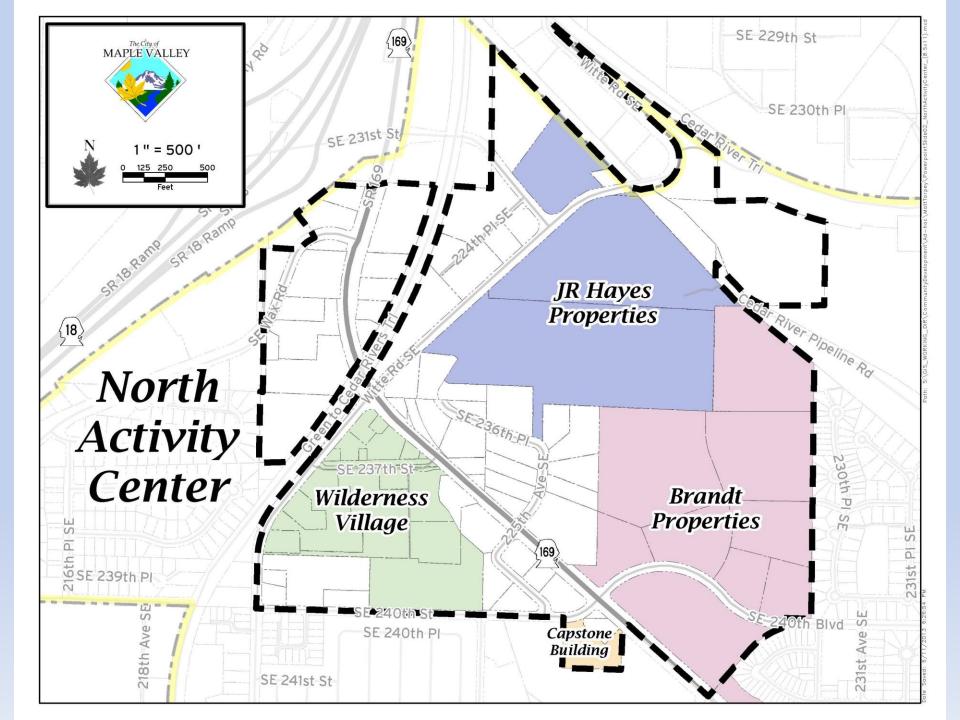
Issues & Concerns

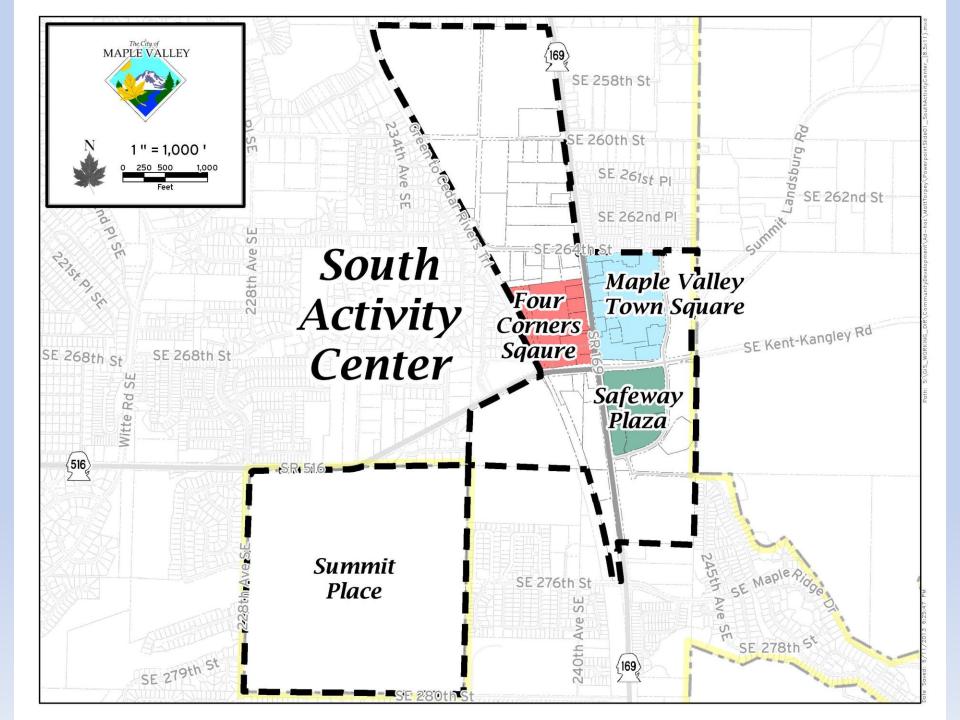
- Limited City Boundaries
 - No Expanded UGA
- Summit Place Land Use
 - King County
 - Tahoma School District (High School)
- Maple Valley Vision
- Sustainable Economic Base

Activity Centers

Economic Development & Land Use

• 2 distinct "Activity Centers" :





Considerations

- Reduce Retail Leakage
- Increase Daytime Employment
- Educate Future Workforce
- Innovative Zoning
- Higher Density Housing & Building Height
- Legacy Site
- Redevelopment

Multi Family Housing

- –Where is it appropriate in Maple Valley?
- –What is an appropriate height limit for our City
- -What should it look like?
- —Should we consider higher density mixed use?







Town Center

 Where do you envision a Town Center in our City?

 What type of design is a good "fit" for Maple Valley?

 What amenities would you like to see at a Town Center?









Office and Industrial Development

 As the City seeks to attract living wage jobs and employment centers, should we consider the appearance of these structures?

 Other than the current allowed use near the gravel pit and 240th ST, should office and light industrial be considered in other parts of our City?







